

# Robious

## Robious Features

- 1 Bon Air Fire Station
- 2 Chesterfield Towne Center Mall
- 3 Greenfield Elementary School
- 4 Greenfield Subdivision
- 5 Historic Bellgrade House
- 6 Historic Bellona Arsenal & Foundry
- 7 Historic Trabeau Tavern (Pleasant View)
- 8 Huguenot Park
- 9 Huguenot Village Shopping Center
- 10 Johnston Willis Hospital
- 11 Koger Center South Office Park
- 12 Reeds Landing Subdivision
- 13 Robious Elementary School
- 14 Robious Middle School
- 15 Roxshire Subdivision
- 16 Settlers Landing Subdivision
- 17 The Shoppes At Bellgrade

- Major Roads
- Streets
- Parcels



# Robious Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

## Strengths

- Low rental occupancy rates of single-family houses
- Single-family housing maintenance and reinvestment
- Single-family housing assessment trend from 1998 through 2003
- Persons on probation per capita

## Challenges

- Police calls for service per capita
- Group A crime incidents per capita
- Group A crime incident trend from 2000 through 2003
- Emergency medical calls for service per capita
- Fire calls for service per capita
- Traffic accidents per capita

## Community Characteristics

- Low rate of single-family housing growth
- High rate of overall housing growth
- High residential density
- High percentage of multifamily (attached) housing units
- Older single-family houses
- Larger single-family houses
- Many business licenses issued per capita



Historic Bellona Arsenal

# Robious Community Summary

POPULATION GROWTH	YEAR(S)	MEASURE	ROBIOUS	COUNTYWIDE
Population	2004	Number of Persons	15,600	293,900
Average Annual Population Growth	1990-2004	Percentage Increase	1.0%	2%
Average Annual Population Growth	1990-2004	Numerical Increase	143	4,907
Projected Annual Population Growth	2004-2010	Percentage Increase	0.8%	2%
Projected Annual Population Growth	2004-2010	Numerical Increase	133	5,900
<b>HOUSING GROWTH (Based on Building Permits Issued For New Construction)</b>				
Single-Family Housing Growth	2003	Percentage Increase	0.38%	2.63%
Single-Family Housing Growth	2003	Numerical Increase	17	2,230
Multifamily (attached) Housing Growth	2003	Percentage Increase	19.95%	5.79%
Multifamily (attached) Housing Growth	2003	Numerical Increase	314	936
Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	5.49%	3.09%
Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	331	3,200
<b>GROWTH POTENTIAL</b>				
Housing Unit Growth Potential	2003	Units on Planned Land	900	103,074
Housing Unit Growth Potential	2003	Units on Zoned Land	870	43,588
Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	79	10,711
Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	188	8,681
Vacant Property (no assessed improvement value)	2003	Parcels	413	17,343
Vacant Property (no assessed improvement value)	2003	Acres	1,006	122,618
Underimproved Property (minimal improve. value)	2003	Parcels	502	19,319
Underimproved Property (minimal improve. value)	2003	Acres	1,415	155,428
<b>HOUSING CONDITIONS</b>				
Housing Density	2003	Units/Acre	1.10	0.39
Single-Family Housing	2003	Units	4,468	87,495
Single-Family Housing	2003	Percentage of All Housing Units	73.54%	82.12%
Multifamily (attached) Housing	2003	Units	1,608	16,881
Multifamily (attached) Housing	2003	Percentage of All Housing Units	26.46%	15.84%
Owner Occupied Single-Family Housing	2003	Units	4,125	78,724
Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	92.32%	89.98%
Rental Occupancy	2003	Units	343	8,771
Rental Occupancy	2003	Percentage of All SFR Units	7.68%	10.02%
Rental Occupancy Trend	1998-2003	Percentage Change	0.08%	-0.62%
Age of Single-Family Housing	2003	Median Age in Years	26	19
Size of Single-Family Housing	2003	Median Size, in Square Feet	2,129	1,814
Single-Family Housing Turnover	2003	Percentage of Units Sold	5.77%	6.14%
Single-Family Housing Maintenance/Reinvestment	2003	Avg. Building Permit Value/Unit	\$701	\$372
Residential Code Enforcement Complaints	2003	Number	102	2,664
Residential Code Enforcement Complaints	2003	Per Capita	0.0065	0.0094

# Robious Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	MEASURE	ROBIOUS	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$161,950	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$11,950	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	7.97%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$8,640	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	6.40%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$232,425	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$20,485	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	12.32%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$160,000	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$12,250	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	8.29%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$8,400	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	6.28%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	145%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$16,647	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	11.31%	7.93%
All Houses: Assessment Trend	2003	Increase	\$943	\$1,800
All Houses: Assessment Trend	2003	Increase	0.47%	1.23%
PUBLIC SAFETY				
Police Calls For Service	2003	Per Capita	0.5588	0.4748
Group A Crime Incidents	2003	Per Capita	0.0811	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	3.57%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0092	0.0150
Property Crime Incidents	2003	Per Capita	0.0446	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0228	0.0171
Persons on Probation	2003	Per Capita	0.0039	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.0931	0.0732
Fire Calls For Service	2003	Per Capita	0.0363	0.0287
Traffic Accidents	2003	Per Capita	0.0342	0.0230
BUSINESSES				
Businesses (licensed)	2003	Per Capita	0.0868	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0304	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	11,957	91,646
COMMUNITY LIFE				
Community and Other Organizations	2003	Per Capita	0.0033	0.0033